



# MEMORANDUM

## CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

**TO:** Planning Board Members

**FROM:** Kenneth A. Mix, Planning and Community Development Coordinator

**SUBJECT:** Site Plan Amendment – 1340 Washington St

**DATE:** September 26, 2013

**Request:** Site Plan Amendment to remove the proposed fencing along the southern property line from the approved site plan for North Country Neurology, 1340 Washington St, parcel 14-21-102

**Applicant:** Terry Wood, LUNCO

**Proposed Use:** Medical office, sleep lab

**Property Owner:** Sundus & Sarah LLC

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### Submitted:

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Property Survey: No	Preliminary Architectural Drawings: No
Site Plan: Yes	Preliminary Site Engineering Plans: No
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: No
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: No

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SEQRA: Unlisted Action	County Review Required: No
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### Zoning Information:

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District: Limited Business	Maximum Lot Coverage: None
Setback Requirements: 20' Fr, 5' Sd, 25' Rr	Buffer Zone Required: 5-15', South and West lines

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**Project Overview:** The site plan for this project was originally approved in September of 2012. A variance was also granted for the project to permit construction of fewer parking spaces than were required by code.

This application was tabled at the September 3, 2013 meeting. The applicant has submitted a revised plan as requested by the Planning Board, which shows a row of 12 blue spruce trees between the parking lot and the boulders. On recommendation of the nursery, the trees would be installed at 6' in height spaced 10' on center. When planted in the open, these can be expected to have a mature maximum spread of 20' and a maximum height of 75'.

As of September 16, the applicant has not been able to make contact with the neighboring property owner. City records indicate that the house in question was subject to tax certificate sale in June 2013.

cc: Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Terry Wood, LUNCO, 35794 NYS Rte 126, Carthage 13619  
Resident, 1348 Washington Street